



MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION

July 27, 2023

11:00 am

Council Chambers, City Hall

Attendance

Commissioners: Frank Donaldson, Shelly Henriott, Jos Holman, Jim Terry

Absent: James Foster

Ex-Officio Members: Dave Moulton

Absent: Josh Loggins

Staff: Dennis Carson, Economic Development Director;; Jacque Chosnek, City Attorney; Kara Boyles, Legal Intern; Jeremy Diehl, Controller; David Griffee, Assistant Director of Public Works; David Huhnke, Communications and Marketing; Michelle Conwell; Economic Development Administrative Coordinator; John Collier, Economic Development Assistant Director; Tony Roswarski, Mayor; Myles Holtsclaw, Economic Development Intern

Guests: Brian Pohlar, HWC; John Nagy, TBIRD; John Teibel, Developer; Dave Bangert, Independent Journalist

Welcome and Call to Order

Frank Donaldson welcomed everyone to the Redevelopment Commission meeting, noted that a quorum was present and opened the meeting of the Lafayette Redevelopment Commission at 11:00am.

Minutes

Jim Terry moved to approve the minutes of the June 22, 2023 meeting. Shelly Henriott seconded and the motion passed unanimously.

New Business

Resolution No. LRC-2023-07: *A Resolution Ratifying and Approving the Sale and Development Agreement for the S. 4th St Railroad Corridor Redevelopment Project Tract I ~1.49 Acres and Tract II ~1.26 Acres* – This resolution was presented by developer, John Teibel, for the sale and development of the former rail corridor between S 3rd and S 5th Streets. The development will be rezoned as a planned development and will consist of approximately 16 owner-occupied, market rate, single family detached homes (11) and townhomes (5), compatible with the style and materials of existing near-downtown homes. The sale price for the land that the City will receive is \$41,500. Jos Holman made a motion to approve. Jim Terry seconded and the motion passed unanimously.

Kettelhut Construction Inc: *Certificate of Substantial Completion-Public Safety Center* – This certifies the substantial completion of the Public Safety Center building. It memorializes what has been completed and outstanding items agreed upon to be completed. It also starts the clock on any warranties. This has been vetted and agreed upon by our Owner's Representative, Annette Basham of JS Held, City inspectors and Engineering department, Controller's Office,

Police Department, Dennis Carson, Economic Development Director and legal counsel, Jacque Chosnek. Jim Terry made a motion to approve. Shelly Henriott seconded and the motion passed unanimously.

TBIRD Design Services Corporation: Erie Street Boundary and Topography—In conducting other City business , it was realized that parcels on Erie Street north of Union and Salem Streets did not contain survey information. To be considered for any potential change or development, a Boundary and Topographic Survey is needed. John Nagy of TBIRD Design Services, presented this agreement for not to exceed a \$25,000 lump sum, with \$500 for reimbursable expenses. Jim Terry made a motion to approve. Shelly Henriott seconded and the motion passed unanimously.

Director's Report

- Brick pavers are being installed along Columbia Street in continuation of the Streetscape Phase VII project.
- The Micro-retail space is coming along. 900 square feet, 1-2 tenants. Plans working with Matchbox for a consignment space or retail incubator.
- Introducing Myles Holtsclaw as a new employee, replacing Margy Deverall as Community Development Manager.

Claims

Jim Terry moved to approve the July 2023 claims in the amount of Ten Million, Forty-Six Thousand Three Hundred Forty-Three Dollars and Twenty-Two Cents (\$10,046,343.22). Shelly Henriott seconded and the motion passed unanimously.

Public Comment-no comment

Adjournment

Jos Holman moved to adjourn the meeting. Shelly Henriott seconded and the motion passed unanimously. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:21am.

Respectfully submitted
Michelle Conwell, Recording Secretary

Approved,

Shelly Henriott, Secretary
Lafayette Redevelopment Commission